



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00025
Application Type: Rezoning
CPC Hearing Date: July 31, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 144 Thorn Avenue
Legal Description: Tract 56, S.A. & M.G.R.R. Survey No. 267, City of El Paso, El Paso County, Texas
Acreage: 0.4993
Rep District: 1
Current Zoning: R-4 (Residential)
Existing Use: Vacant single-family dwelling
C/SC/SP/ZBA/LNC: None
Request: From R-4 (Residential) to A-O (Apartment/Office)
Proposed Use: Professional business office

Property Owner: Trans-American Communications, Inc.
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwelling; C-3/sc (Commercial/special contract) / Retail and restaurant
South: R-4 (Residential) / Single-family dwelling; C-1 (Commercial) / Vacant
East: R-4 (Residential) / El Paso Electric Company Easement
West: R-4 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)

NEAREST PARK: Thorn Park (897 feet)

NEAREST SCHOOL: Roberts Elementary (1,282 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 16, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartment/Office) in order to allow for a professional business office. Office uses are not permitted in the R-4 (Residential) district. The subject property is 0.4993-acre in size and is currently an unoccupied 1,562.44 sq. ft. single-family dwelling, with a 455 sq. ft. storage building, which is proposed to be converted to a professional business office. The detailed site development plan is a rezoning application requirement for properties with existing structures and is not subject to CPC review and approval as per Section 20.04.380 Application Requirement. Access to the subject property is provided from Thorn Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to A-O (Apartment/Office). The recommendation is based on the compatibility with surrounding R-4 (Residential), A-2 (Apartment), C-1, C-3, C-4 (Commercial), and S-D (Special Development) districts and uses within the area of the subject property and the compliance with Plan El Paso Land Use designation, G-3, Post-War and Northwest Planning Area.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the A-O (Apartment/Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

Planning Division - Transportation

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

Recommend approval of rezoning request.

Note: applicant will need to submit building permit application for the change of occupancy from residential to commercial and will need to comply with all applicable local ordinances, accessibility, and building code standards.

City Development Department - Land Development

No objections.

Fire Department

The Fire Department has no adverse comments therefore recommends approval of this rezoning case.

El Paso Water Utilities

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Thorn Drive that is available for service, the water main is located approximately 5-feet north from the center line of the right-of-way.

3. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for these meters is 144 Thorn Avenue.

Sanitary Sewer:

4. There is an existing 15-inch diameter sanitary sewer main extending along Thorn Drive that is available for service, the sewer main is located approximately 15-feet south from the center line of the right-of-way.

General:

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

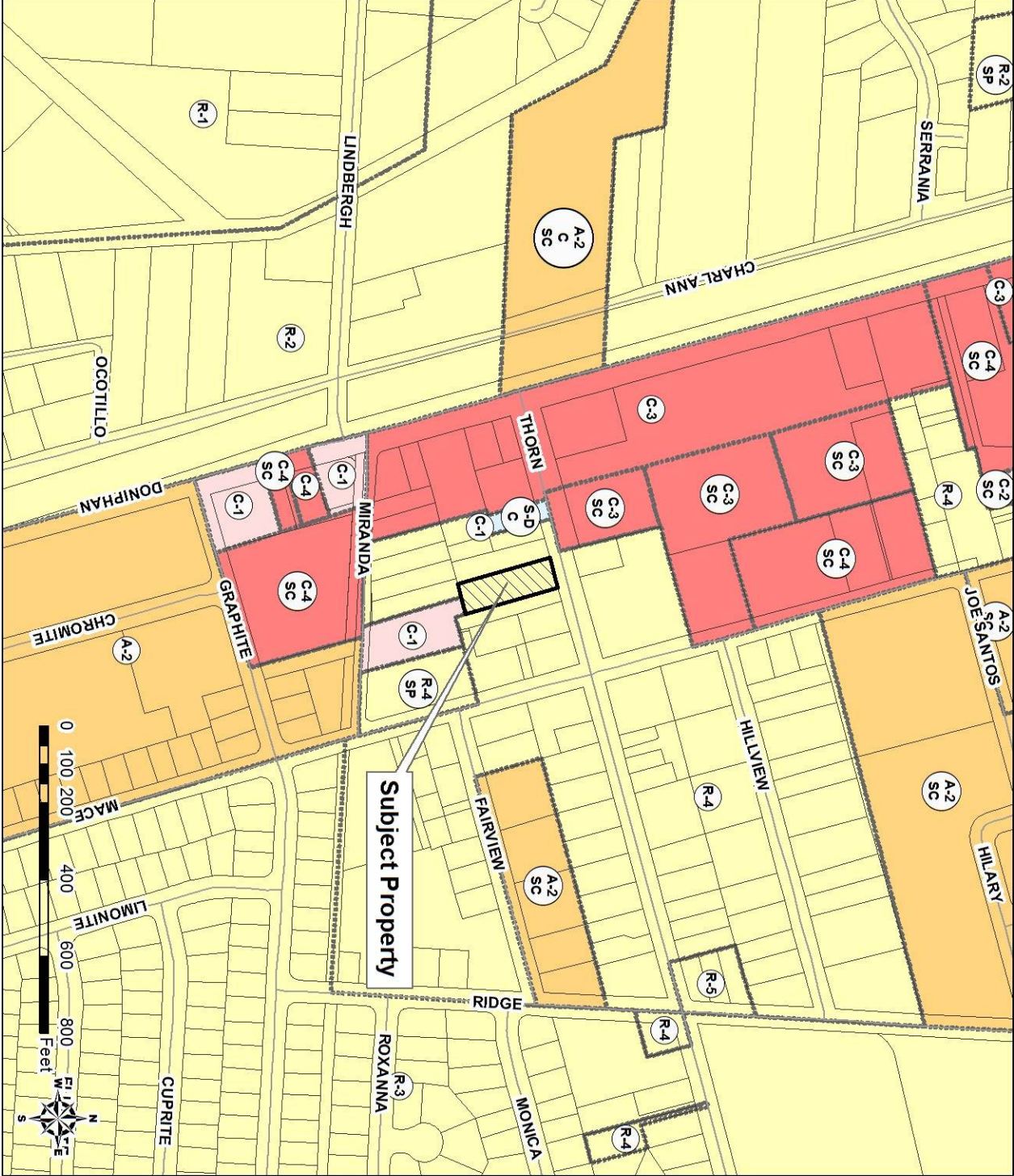
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

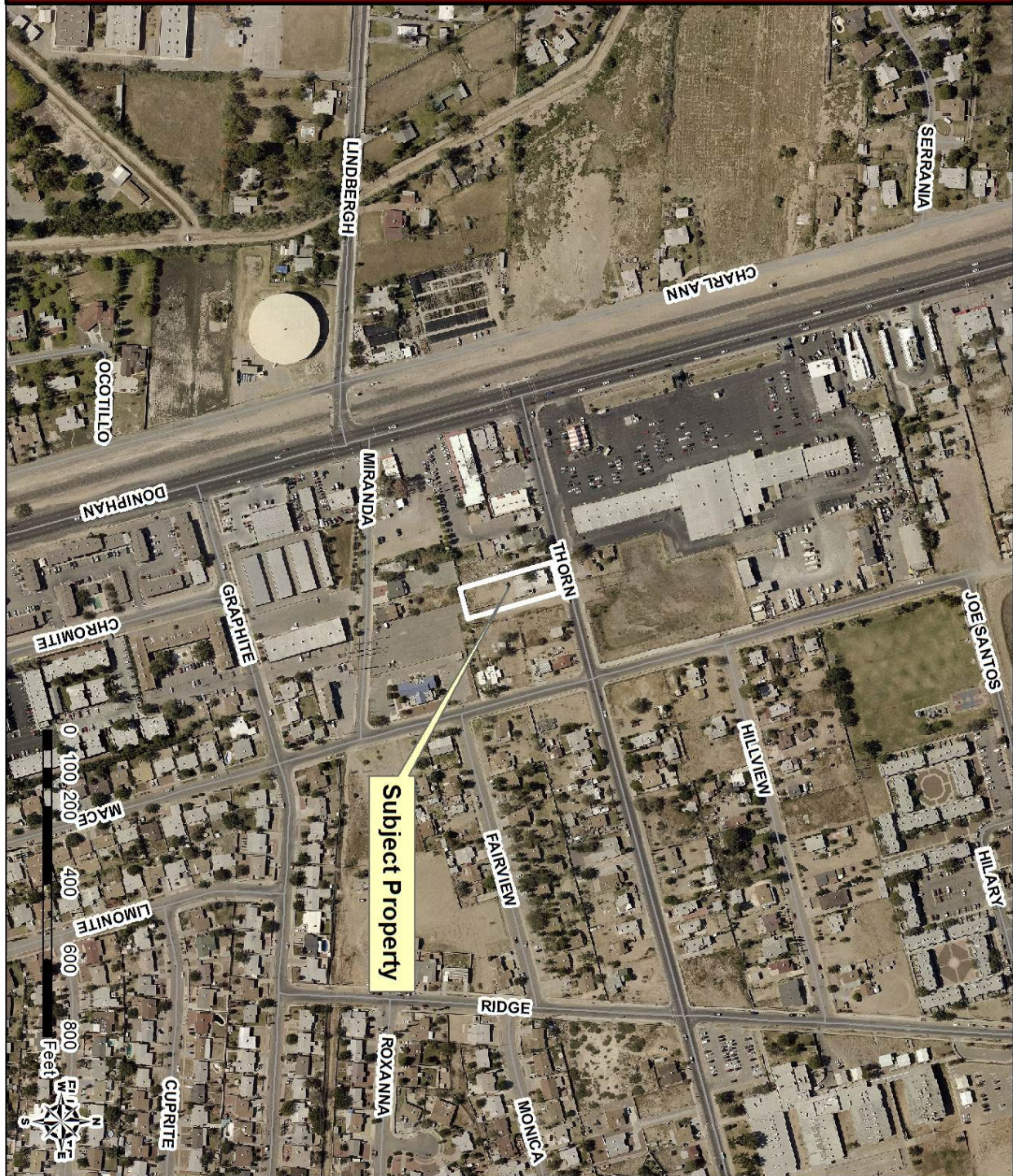
ATTACHMENT 1: ZONING MAP

PZRZ14-00025



ATTACHMENT 2: AERIAL MAP

PZRZ14-00025










PARKING CALCULATIONS			
PARKING SPACES REQUIRED AS PER CH. 20 APPROX. "C" OF ZONING			
DEMAND FOR 100% OF LT. PASG. TEXAS			
PARKING COUNT:	REQUIRED SPACES:	REQUIRED:	PROVIDED:
OFFICE	1 / 300 SQ. FT.	1,362.44/300	
		5	5
H.C. PARK ACCESS			
ENTRANCE SPACE		1	1
		3	3

TOTAL FLOOR GROSS AREA (EXPANSON) x 15% = LANDSCAPE REQ'D.		
TOTAL FLOOR GROSS AREA :	REQUIRED	PROVIDED
1,562.44 x 15% =	234.37 SQ. FT.	393.66 SQ. FT.

KEYED NOTES

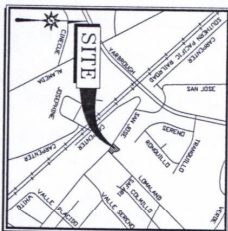
2. NEW 4" WIDE PAINT STRIPE.
3. NEW H.C. SIGN.
4. NEW PAINTED H.C. STABOL.
5. NEW BICYCLE RACK.
6. EXISTING DRIVEWAY TO MEET CITY AND OR STATE STANDARDS.
7. EXISTING 5" SIDE WALKS.
8. EXISTING CONC. CURB AND GUTTER.
9. EXISTING STUCCO WALL TO REMAIN.
10. EXISTING ROOM WALL TO REMAIN.
11. EXISTING EDGE OF PAVEMENT

LEGEND

LEGEND	
	= TREE
	= PLANTING
	= WATER METER
	= SEWER
	= POWER POLE
	= STUCCO WALL
	= ROCK WALL
	= DRAINAGE FLOW

LOCATION MAP:

600

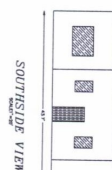


PROPOSED ZONING AND SETBACKS:

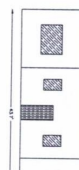
1. All uses shall have a minimum front yard of ten feet, rear yard of ten feet, and a side yard of ten feet, where adjacent to a residential lot.
2. The minimum side yard shall be ten feet for a side yard on a side street.
3. FRONT YARD: TWENTY FEET (PROPOSED 8 FEET)
4. REAR YARD: FIVE FEET (PROPOSED 5 FEET)
5. INTERIOR SIDE YARD: FIVE FEET
6. SIDE STREET SIDE YARD: TEN FEET
7. MINIMUM CUMULATIVE FRONT AND REAR YARD: N/A

DETAILED SITE DEVELOPMENT PLAN

BEING ALL OF TRACT 1, BLOCK 13
YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
8,799.56 SQ. FT.
OR 0.2020 ACRES ±



SOUTHSIDE VIEW
WALKER • 207



NORTHSIDE VIEW
SCALE 1"=20'


EASTSIDE VIEW
WEST

WESTSIDE VIEW
SOLD! \$295

MITES AND BORING DESCRIPTION
TABLE 'A'

[illegible]

1 HERETOBY CERTIFY THAT THE FOLLOWING INDICATE AND
 STATE THE REASON FOR THE INDICATION OF THE INDICATED
 INDICATED INDICATED INDICATED INDICATED INDICATED
 TO THE BEST OF MY KNOWLEDGE AND BELIEF



DOUGLAS M. AMBERG, D.O., L.P., N.Y. 35500

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